

PB# 82-28

Sy Cohen

Sy Cohen

82-28

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:

approved Jan 26, 1983
 filed with Town Clerk
 1/27/83

| TOWN OF NEW WINDSOR | | General Receipt | | 5054 |
|----------------------------------------------|--------------|------------------------------------------|-----------------------------|------|
| 555 Union Avenue New Windsor, N. Y. 12550 | | Dec. 29 1982 | | |
| Received of <u>Sy Cohen</u> | | \$ <u>25⁰⁰/₁₀₀</u> | | |
| | | DOLLARS | | |
| For <u>Twenty Five and 00/100</u> | | | | |
| Subdivision application 82-28 | | | | |
| DISTRIBUTION | | | | |
| FUND | CODE | AMOUNT | | |
| <u>25.00</u> | <u>Check</u> | | | |
| | | | | |
| | | | | |
| | | | By <u>Pauline H. Townes</u> | |
| | | | E.C. | |
| | | | <u>Town Clerk</u> | |
| | | | Title | |

| TOWN OF NEW WINDSOR | | General Receipt | | 5071 |
|----------------------------------------------|--------------|------------------------------------------|-----------------------------|------|
| 555 Union Avenue New Windsor, N. Y. 12550 | | Jan. 28 1983 | | |
| Received of <u>Sy Cohen</u> | | \$ <u>75⁰⁰/₁₀₀</u> | | |
| | | DOLLARS | | |
| For <u>Seventy Five and 00/100</u> | | | | |
| Site Plan Balance 82-28 | | | | |
| DISTRIBUTION | | | | |
| FUND | CODE | AMOUNT | | |
| <u>75.00</u> | <u>Check</u> | | | |
| | | | | |
| | | | | |
| | | | By <u>Pauline H. Townes</u> | |
| | | | E.C. | |
| | | | <u>Town Clerk</u> | |
| | | | Title | |

Received 1/27/87
James Klein

| | | | |
|-------------------------------------------------------|--|--------------------|--|
| S. COHEN | | 3251 | |
| PAY TO THE ORDER OF | | 20-7 | |
| Two hundred and Fifty | | 213 | |
| DOLLARS | | | |
| Key Bank N.A. Hudson Office/Hudson, New York 12534 | | | |
| FOR Recreation Fee | | | |
| ⑆021300077⑆ | | 20 03 258 511 3251 | |

never materialized -
filed with Town Clerk's Office JAB -
7/23/79



GENERAL RECEIPT

3000

Town of New Windsor, N. Y.

Received of Sy Cohen Sept 24, 1976
Twenty-five and 00/100 \$ 25.00
For Lab Division 76-29 Dollars

DISTRIBUTION:

| FUND | CODE | AMOUNT |
|--------------|------|--------|
| <u>25.00</u> | | |
| <u>Check</u> | | |

BY Charlotte Marcantonio
Deputy

TITLE

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151
January 6, 1984

Chairman of Planning Board

Town/~~City~~ of XXXX New Windsor

Dear Mr. Henry Van Leeuwen

In compliance with the Town/~~City~~ Planning Law, this is to notify you
that the Plan of Subdivision for Sy Cohen
Town/~~City~~ of New Windsor dated 08/23/76 and approved
Henry Scheible
by ~~xxx~~ on 11/30/83 was filed in our office on _____
12/05/83 as Map number 6424.

With kindest regards, I am

Very truly yours,

Marion S. Murphy
County Clerk

By:

John L. Clement
Acting Deputy County Clerk

Date Nov 1982

Application No. 8228

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Lands of Sy Cohen
2. Location Union Ave. Town of New Windsor
3. Acreage 1.345 4. Number of lots 2 5. Zone
6. Name & address of subdivider Sy Cohen
522 Union Ave.
7. Name & address of record owner of land Sand
8. Present and intended uses residential

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Approved
Jan 26, 1983

Signature of applicant [Signature]

E A S E M E N T

EASEMENT granted this day of , 19____, in consideration of the sum of ONE (\$1.00) DOLLAR, the payment of which is waived, the undersigned, SY COHEN, residing at 522 Union Avenue, TOWN OF NEW WINDSOR, Orange County, New York, hereinafter called "Grantor", hereby grants unto the TOWN OF NEW WINDSOR, hereinafter called the "Grantee", a municipal corporation having its office at 555 Union Avenue New Windsor, Orange County, New York, a perpetual right-of-way and right of entry to enter upon and lay, install, operate, maintain and replace pipes, pipelines, manhole or manholes; and appurtenances for conveying storm drainage under the property of the Grantor which is described in Schedule A hereto attached.

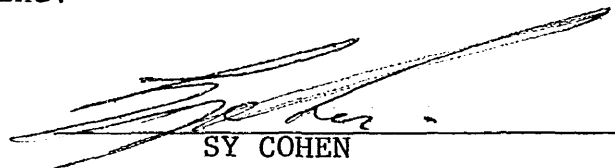
The Grantor reserves the right to use and enjoy the said premises, except for the rights and privileges herein described and granted, provided that such use shall not interfere with or cause injury or damage to the said storm water line or appurtenances thereto.

This Easement is made upon the following expressed conditions and reservations which shall run with the land and be binding upon and inure to the benefit of the Grantor and the Grantee and their respective successors, heirs or assigns;

(a) That the Grantee shall, at its own cost and expense after completion of the original construction and the completion of any future repairs to the storm drainage line, restore the surface of said lands and premises to substantially the same conditions as before such construction or repairs.

(b) That the storm drainage line and appurtenances placed in or under said right-of-way shall, at all times, remain the property of the TOWN OF NEW WINDSOR and under its control and supervision and the Grantor and its successors and assigns shall not interfere with or cause injury or damage to said storm drainage line or appurtenances.

(c) That the Grantor shall have the right to enter at any manhole or other location along the storm drainage easement for the purpose of connecting to the said line.



SY COHEN

TOWN OF NEW WINDSOR

By: John A. Petro, Supervisor

(SEAL)

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

On this 24th day of January, 1983 before me personally came, SY COHEN, to me known and known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

Patricia Delia
Notary Public

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1984.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

On this ____ day of _____, 19__ before me personally came JOHN A. PETRO, to me known, who, being by me duly sworn, did depose and say that he is the Supervisor of the TOWN OF NEW WINDSOR, a municipal corporation having offices located at 555 Union Avenue, Town of New Windsor, New York, and who executed the foregoing instrument by order of the Town Board, and acknowledged that he executed the same.

Notary Public



1763

TOWN OF NEW WINDSOR

OFFICE OF THE TOWN ENGINEER

NEW WINDSOR, NEW YORK

914 - 565-8802

Description of the Drainage Easement Granted
to the Town of New Windsor by Mr. Sy. Cohen

Beginning at a point in the northerly right-of-way of Union Avenue (County Highway 69) said point also being the south-easterly corner of Lot 44 Block 1 Section 4; and running thence,

Proceeding S $18^{\circ} - 32' - 00''$ W for a length of 262.82' to a point; thence,

Proceeding S $69^{\circ} - 20' - 00''$ E for a length of 218.32' to a point; thence,

Proceeding N $27^{\circ} - 32' - 48''$ E for a length of 20.00' to a point; thence,

Proceeding S $69^{\circ} - 20' - 00''$ E for a length of 198.32' to a point; thence,

Proceeding S $18^{\circ} - 32' - 00''$ W for a length of 242.82' to a point; thence,

Proceeding N $71^{\circ} - 55' - 00''$ W for a length of 20.00' to the point or place of beginning.

Schedule A

COUNTY OF ORANGE

Department of Public Works

ROUTE 17-M P.O. BOX 509
GOSHEN, NEW YORK 10924
TEL: Office 294-7951 - Garage 294-9115

LOUIS J. CASCINO, P.E.
Commissioner

May 3, 1976

Starin Unireal Corp.
302 North Street
Newburgh, New York 12550

ATT.: MR. PETER BROOKS

Re: Seymour Cohen
County Road No. 69, Part 1

Dear Sir:

This is a followup of our telephone conversation on April 29 at 2:30 P.M. Since Mr. Price was scheduled in the area on Friday, he inspected this property and replied as follows:

1. The intent meets with our approval. However, we understand that the County planning department is also involved under Section 239 L & N of the general municipal law.

2. The entrance should be located at the most Westerly corner and designed to approach the County road in a forward direction.

3. There presently exists a drainage ditch on the Easterly property line which will require the signing of a drainage easement form from this office.

Incidentally, if the planned building is to be located closer to the County road then the adjacent homes, any future road widening should be considered.

Finally, if this is resolved, we will receive the map covering the above items.

Very truly yours,

LOUIS J. CASCINO,
Commissioner

By:

Daniel G. Lisack (SC)
Daniel G. Lisack
Assistant Engineer

DGL:sl

cc: Mr. Joel Shaw
Mr. Joseph LoScalzo

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Tel: 565-8808

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Town of New Windsor and described as follows:

1. Name of subdivision LANDS OF SY COHEN
2. Location UNION AVENUE, TOWN OF NEW WINDSOR, COUNTY OF ORANGE
3. Acreage 1.345 acres 4. Number of lots 2
5. Name & address of subdivider SY COHEN
522 Union Avenue, New Windsor, New York
6. Name & address of record owner of land Same
7. Present and intended uses Residential

The undersigned applies for subdivision approval of the
described lands under the rules and procedure of the
"Regulations of the Town of New Windsor" as duly authorized by the
Board of New Windsor, New York. Upon approval of the
Layout of said subdivision the applicant agrees to install
utilities as are required and to complete the streets
approved by the Planning Board or in lieu of this to
provide a bond as set forth and provided in the "Land Subdivision
Regulations". Copies of the Preliminary Layout are hereby

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applicant or his representative and it is suggested that the applicant
obtain a copy of the Subdivision Regulations to avoid rejection.
Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans.
All checks are to be made payable to the Town of New Windsor.

Signature of applicant 